

**County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979**

**Regular Meeting Minutes
February 12, 2019; 7:00 p.m.**

**Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978**

E-mail: svpgchair@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

- | | |
|--|---|
| 1. Elizabeth "Liz" Lavertu (Co-Chair) | 9. Clifton Cunningham (absent) |
| 2. Lora Lowes (Co-Chair) | 10. Chris Pearson |
| 3. Jesse Robles | 11. Jim Custeau (Secretary) |
| 4. Mark Kalsho (arrived late – after C,1.) | 12. Adrian Caminos |
| 5. Marilyn Wilkinson (Vice-Chair) | 13. Edward Woodruff |
| 6. John Eugenio (absent) | 14. Robert "Bob" Eble |
| 7. Scott Harris | 15. Azucena Flores |
| 8. Scott Shaffer (absent) | |

The meeting was called to order at 7:00 p.m.

B. Public Comment: No public comment was made

C. Action Items:

1. Action Item description: Site Plan Waiver Request APN 499-250-44-00, Pintxos Spanish Street Food, 8733 Broadway, Presenter: Custeau/Shaffer; Proponent: Julio Nevarez.
Install interior illuminated channel letters mounted on exterior of building within existing sign box.

Proponent has agreed to remove signs above existing rectangular sign housing.

Motion: Approve sign as presented to be installed inside the existing sign housing.

M/S: Custeau/Pearson

Vote: Aye:(11); No:(0); Abstain:(0); Absent:(4 – Kalsho, Cunningham, Eugenio, Shaffer);

Vacant:0

Motion: Passed

2. Action Item description: Presentation and Vote on Microenterprise Home Kitchen Operation ("MEHKO"), Assembly Bill 626 was signed into law, which creates a new category of retail food facility. The law allows the local governing body of cities and counties to authorize the program. If a local governing body does not act to authorize the program, microenterprise home kitchen operations will be prohibited in that jurisdiction. Options for microenterprise home kitchen operations will be provided for Board of Supervisors' consideration soon.

Representatives from the county of San Diego presented information regarding this potential program. It would allow an opportunity for home cooks to operate a small business, with low start up costs. There are potential safety concerns related to food contamination from various sources. Enforcement will be harder due to the fact it's a home and no letter grades for inspections need to be posted. Only one inspection would be required per year, as opposed to 3/year required of normal restaurants. Concerns with parking, grease containment/traps, hours of operation, verification of number of meals served per day, imbedded smells, greases that will permeate the building making it hard for rental property to be subsequently rented.

Code compliance issues. AB 626 – a by right use – no restrictions can be made by the county. Author of the bill was Garcia from the Coachella Valley.

This bill requires each city/county to approve its implementation.

Co-Chair Lavertu asked for each member to offer their thoughts. Pearson can't understand why this bill was moved forward – did they think this thing through? Caminos: Is this concept being used anywhere else in the country? – County staff answer: Montana and Georgia are two. Also, city of Chula Vista and National City are showing support. Lowes: ABC issue. Wilkinson: says this is completely unfair to the current small businesses who are already struggling to make ends meet. She is also concerned about insurance issues. Custeau: says this is a disaster waiting to happen. Flores: I do not like it either. Kalsho: 30 meals per day, what counts as a meal? Harris: who would decide not to do this in our county? County staff response: the BOS would have to act on this. Harris also has questions about ADA access, capture of grease. County representative states, there is no scheduled time for this to be presented to the BOS. Woodruff: says this is crazy, what planet were they on when they approved this? Eble: Not enough people in the county to enforce the problems this is going to create. Custeau asked for clarification on whether county action only affects unincorporated portions of the county – yes, each city within the county must separately vote to allow this to happen within their jurisdiction.

Public comment, this could create serious liability for a homeowner who is renting there home to a tenant. Another public member said this is completely nuts!

Motion: Move to oppose allowing microenterprise home kitchen operations in our community, as specified in AB626.

M/S: Pearson/Lowes

Vote: Aye (11); No (0); Abstain:(1, Robles); Absent:(3-Eugenio, Cunningham, Shaffer); Vacant: 0

Motion Passed

D. Approval of Minutes of January 22, 2019 Meeting.

Motion: accept minutes as presented.

M/S: Pearson/Wilkinson

Vote: Aye:10; No:0; Abstain: 2; Absent:3 (Eugenio, Cunningham, Shaffer); Vacant:0

E. Group Business

1. Announcements:

Co-Chair Lavertu shared that we don't have a logo for our planning group. She is considering contacting local schools within our planning area to have students design a logo for our planning group. She asked the group what they thought of the idea. The group reaction was positive. So, Ms. Lavertu will provide the leadership to try and make this happen.

700 forms – make sure you get them in by the deadline at the end of March.

Verizon cell site at storage facility – height limitation exceeded – now becomes a major use permit. More on that at a later date.

Custeau welcomed the new members who were recently appointed by the BOS. Custeau was also appointed to represent BOS, district 2 on the TAC (Traffic Advisory Committee).

Robles asked what is going on with the new street repaving list.

Robles is willing to work with Valley De Oro Planning group on a joint taskforce to investigate short-term rentals.

2. Report: Lowes, CSA 128 music in the park – she is trying to get this established – she sensed some resistance to her idea at the CSA meeting
3. Next meeting: February 26, 2019

F. Adjournment: 8:15 P.M.